

**Middlesex County Planning Board Meeting  
REORGANIZATION MEETING  
75 Bayard Street, 1<sup>st</sup> Floor, Administration Building,  
Freeholder Meeting Room, New Brunswick, NJ 08901  
January 8, 2019 at 3:30 P.M.  
Minutes**

**MEMBERS PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Thomas Pollando, Vice Chairman  
Mr. Richard Wallner, County Engineer  
Mr. Jason Freidman  
Mr. Jonathan Kopf  
Mr. Erik Wong, Alternate  
Ms. Gail Lala, Alternate  
Steven D. Cahn, Esq., Planning Board Counsel  
Ms. Brenda L. Bleacher, Planning Board Secretary

**MEMBERS NOT PRESENT**

Freeholder Director Ronald G. Rios  
Freeholder Charles Kenny  
Ms. Rani Goomer  
Mr. William Thomas III

**STAFF PRESENT**

Mr. George M. Ververides, Director, Office of Planning  
Mr. Louis Greenwell, Director, Comprehensive Planning  
Ms. Mirah Becker, Supervisor, Environmental Sustainability

**PUBLIC PRESENT**

Mr. Shawn Haussermann, South River  
Mr. Joshua Koodray, Hehl Offices of Jauverbaum Worgaft, 225 Elm St., Perth Amboy  
Mr. Bill Ife, Texas Road Plaza III, LLC, Old Bridge

- I. The reorganization meeting of the Middlesex County Planning Board was called to order by presiding Acting Chairman, Mr. George Ververides, Director, Office of Planning, at 3:30 p.m. in compliance with the Open Public Meeting Act.

Salute to the Flag.

Moment of Silence.

Mr. Steven D. Cahn, Planning Board Counsel presided over the Oath of Allegiance and Office for the new Alternate Planning Board Member, Ms. Gail Lala.

Secretary Ms. Brenda L. Bleacher called the roll and determined a quorum was present.

II. Open Public discussion on resolutions listed on this agenda only - None

Mr. Jason Friedman motioned to close the public portion, seconded by Mr. Pollando. Motion carried unanimously.

III. Nominations for Chairman:

Mr. Ververides called for nominations for Chairman of the Planning Board for the Year 2019.

Mr. Pollando nominated Mr. Matthew Vaughn, seconded by Mr. Wong. Hearing no further nominations, the nominations were closed. Roll call for Mr. Matthew Vaughn as Chairman for the Year 2019 was made, and the motion was carried unanimously.

IV. Newly elected Chairman Matthew Vaughn conducted the balance of the meeting:

A. Nominations for Vice Chairman:

Chairman Vaughn called for nominations for Vice Chairman of the Planning Board for the Year 2019.

Mr. Wong nominated Mr. Thomas Pollando, seconded by Mr. Freidman. Hearing no more nominations, the nominations were closed. Roll call for Vice Chairman, Mr. Thomas Pollando for the Year 2019 was made, and the motion was carried unanimously.

B. Committee Organization for the Year 2019:

Chairman Vaughn appointed the following Committees for the Year, 2019:

1. Administration:  
Mr. Thomas Pollando
2. Environment:  
Mr. Jason Freidman
3. Transportation:  
Mr. Ronald Sendner, Acting County Engineer

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4. Development Review:  
Mr. Matthew M. Vaughn, Chairman  
Mr. Ronald Sendner, Acting County Engineer  
Mr. George M. Ververides  
Mr. Jonathan Kopf  
Mr. William Thomas III  
(All remaining Planning Board Members serve as alternates)
5. Comprehensive Planning:  
Ms. Rani Goomer

The Chairman of the Planning Board is an Ex-Officio Member of each Committee of the Planning Board.

Chairman Vaughn appointed the following Advisory Committees for the Year 2019:

1. County Agricultural Development Board:  
Ms. Rani Goomer
2. Lower Raritan River Watershed Association:  
Mr. Jason Freidman
3. Transportation Coordinating Committee:  
Mr. Ronald Sendner, Acting County Engineer

C. Resolution 2019-01: Planning Board Counsel:

The Secretary read the resolution to appoint Steven D. Cahn, Esq., as Planning Board Counsel for a term to expire December 31, 2019.

A motion was made by Mr. Wong and seconded by Mr. Pollando to adopt Resolution 2019-01 as read. Roll call to accept Resolution 2019-01 was made and then motion was carried unanimously.

D. Resolution 2019-02: 2019 Scheduled Meetings:

The Secretary read the resolution to adopt the scheduled meetings for the Middlesex County Planning Board. Meetings shall be conducted on the second Tuesday of each calendar month at 3:30 p.m.

Meetings of the Development Review Committee of the Middlesex County Planning Board shall be conducted on the second Tuesday of each calendar month at 3:00 p.m.

A motion was made by Mr. Pollando and seconded by Mr. Wong to adopt Resolution 2019-02 as read. Roll call to accept Resolution# 2019-02 was made, and the motion was carried unanimously.

E. Resolution 2019-03: Agenda Schedule for Meetings:

The Secretary read the resolution to adopt the requirements of all meetings and the conducting of public business where an official action is discussed or taken. Meetings must be open to the public, and an outlined agenda must be followed at all official meetings where formal action is intended to be taken, as described in the By-Laws of the County Planning Board

A motion was made by Mr. Pollando and seconded by Mr. Wong to adopt Resolution 2019-03 as read. Roll call to accept Resolution# 2019-03 was made, and the motion was carried unanimously.

Chairman Vaughn then read the notice presented at the commencement of each regularly scheduled Planning Board Meeting in accordance with the Open Public Meetings Act.

V. Administration:  
Mr. Thomas Pollando

- A. Mr. Ververides reported that the minutes of July, September, October, November and December, 2018 meetings are in the folder for review.

Mr. Ververides reported that the Financial Report for December, 2018, is under budget projected for 2018. Mr. Wong moved, seconded by Mr. Pollando, to approve the Financial Report for December 2018. Motion was carried unanimously.

- B. Committee Report – None

- C. Summary of Zoning and Master Plan Revisions

Mr. Ververides stated that this report is in the folder for the Planning Board's review and information.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Report of the Summary of Zoning and Master Plan Revisions. Motion was carried unanimously.

- D. Correspondence – All correspondence received since the last meeting has been filed in the Office of Planning for reference.

VI. Environmental Sustainability:  
Mr. Jason Freidman

A. Committee Report for December, 2018:

Ms. Becker stated that the Committee Report for December is in the folder. Staff has completed the final version of the draft of the Wastewater Management Plan which has been forwarded to the NJDEP.

Site-Specific Amendments: Woodhaven Village, Block 20001, Lots 5, 16 & 18, Township of Old Bridge is scheduled for review at the WRA meeting on January 14, 2019 and at the Planning Board meeting on January 8, 2019. A public hearing is scheduled for January 23, 2019.

Site-Specific Amendments: Roy Satchell, Block 11.01, Lot 1.02, Franklin Township. is scheduled for review at the WRA meeting on January 16, 2019. The Planning Board heard this amendment and granted approval at the meeting of July 10, 2018.

The County Agricultural Development Board (CADB): Estate of Anthony Zimbicki, Sr., Monroe Township received final approval by resolution from Monroe Township. The Co-Executors were mailed a finalized contract agreement for signature on November 18, 2018. The Co-Executors sent a letter to the CADB Counsel on December 13, 2018 detailing legal issues. The CADB Counsel and Staff are addressing these concerns and have requested a response from the SADC.

CADB: Received a new application for farmland property known as Bergfelder Estate, Dutch Road, East Brunswick. Preliminary application review has been completed, and the CADB granted preliminary approval on December 19, 2018.

Right to Farm Application (Site Specific Agricultural Management Practice "SSAMP": Lark Nurseries, Smentkowski Brothers, and Brothers Investments.

Discussion regarding these three affected properties with mulching operations took place. The farmers must mulch from their farmland. No importing of trees is permitted to said farm for mulching purposes.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Committee Report of December 2018. Motion carried unanimously.

B. Resolution 2019-01:

Water Quality Management Plan Amended for Woodhaven Village Sect. OC-7, Block 20001, Lots 16 & 18, Old Bridge, NJ

Mr. Bill Ife, Atlantic Realty, addressed the Committee and stated about three or four years ago that this project was in the Wastewater Management Plan and within the mapping of the sewer service area.

A motion was made by Mr. Wong and seconded by Mr. Pollando to adopt the Resolution as read. Roll call to accept the Resolution was made and motion was carried unanimously.

VII. Transportation:

Mr. Ronald Sendner, Acting County Engineer

A. Committee Report for December, 2018:

Mr. Gambilonghi reported that the Transportation Coordinating Committee (TCC) is in the process of reorganization and reappointments for the January 22, 2109 meeting.

The 2010-2019 State Aid Program and New County Funding Allocation: This program provided Middlesex County \$11,115,819 from the New Jersey Transportation Trust Fund. Eligible projects are identified in the County's Annual Transportation Program.

The Transit Guide continues to be updated with KMM. Additional work includes routing, texting revisions, graphics of the mapping portion of the guide in collaboration with the GIS Division.

The Freight Committee of the NJTPA met and discussed at length potential sites in the region for new potential warehouse development. Staff received a list of projects emanating from the proposals.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Committee Report for December 2018. Motion carried unanimously.

VIII. Development Review:  
Mr. Matthew M. Vaughn

A. Committee Report for October, 2018:

Mr. Ververides stated that the Site Plan Applications for the month of October, 2018 are shown on page 1. The Committee's monthly activities include 28 development requests.

Page 16 Monetary Values received for site plans: \$1,162,882.00 physical improvements (Cash Contributions); Performance Bonds, \$1,245,548.00; Application fees \$393,569.00.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Committee Report for October, 2018. Motion carried unanimously.

B. Chabad Jewish Center of Monroe:

Mr. Cahn discussed at length with the Committee the decision of Judge Hurley regarding the signalized entrance and traffic signal. We have two weeks to appeal the decision and recommendation.

Mr. Cahn asked the Committee if they wanted him to file an appeal on behalf of the Planning Board in which a settlement conference can be scheduled after the applicant files with Monroe Township.

Mr. Wong moved, seconded by Mr. Pollando, to authorize the Planning Board Counsel to file an appeal on the Planning Board's behalf. Motion carried unanimously.

IX. Comprehensive Planning:  
Ms. Rani Goomer

A. Update:

Mr. Greenwell stated that the Comprehensive Master Plan team is in the process of summarizing the responses from the public.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Committee Report for November, 2108. Motion carried unanimously.

X. Other Matters – The next meeting is Tuesday, February 13, 2019.

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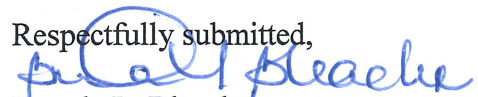
XI. Public Comments –

Mr. Pollando motioned to close the public portion, seconded by Mr. Wong. Motion carried unanimously.

XII. Adjournment:

Since there was no further business to come before the Planning Board, on a motion made by Mr. Wong, seconded by Mr. Pollando, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher  
Planning Board Secretary